

# *East Longmeadow Planning Board*

*60 Center Square*

*East Longmeadow, Massachusetts 01028*

*since 1894*

*Telephone: (413) 525-5400 – extension 1700 – Facsimile (413) 525-1656*

*Michael Carabetta, chair*

*Alessandro Meccia, vice-chair*

*Tyde Richards, clerk*

*George Kingston*

*Ralph Page*

*robyn d. macdonald, director*

*rmacdonald@eastlongmeadowma.gov*

## **Minutes of January 13, 2015**

Present were: Chair, Michael Carabetta; Vice Chair, Alessandro Meccia; Clerk, Tyde Richards, George Kingston and Ralph Page.

### Discussion with Connie Wiezbicki regarding sidewalk funds from subdivisions

Connie Wiezbicki said as a member of the Capital Planning Committee they see annual requests for \$75,000 for sidewalks into the general sidewalk fund which was established in 2006. He said that a resident of Brookhaven Drive asked if money could be put towards the schools for sidewalks for the schools so that their children could walk rather than being bused. Mr. Wiezbicki said that town meeting approved that wish with no financial ties and the DPW decided later funding of \$75,000.00 a year. He said funding in his opinion is going downhill because every year in Capital they get more & more requests and less money. Mr. Wiezbicki said currently they have thirty three requests from various Boards for projects and based on monies available to them from Appropriations. They generally are able to fund seven, eight or nine. He said that there is a Master Sidewalk Plan and there is approximately 41,800 feet left for sidewalks on the main drags not to include anything in subdivisions. Mr. Wiezbicki said the subdivision problem in his opinion is there are sidewalks that go to nowhere for example Allen Street, Somers Road and Kibbe Road. He said that it is wonderful to have a sidewalk down and around a cul-de-sac at the rate about \$12.00 to \$15.00 a foot for the developer to put it in. Mr. Wiezbicki said he found nothing in the recorded minutes other than 1993 documentation for Porterwoods subdivision and read it into the record.

### Public Hearing Amendment to Special Permit - Nadim's Fish & Grill, 60 Shaker Road

Chair, Michael Carabetta opened the public hearing for Nadim's Fish & Grill, 60 Shaker Road. Clerk, Tyde Richards read the legal notice into the record.

Mr. Carabetta said that the applicant came before the Board before the holidays with regards to temporary hours of operation for Nadim's Fish & Grill at 60 Shaker Road and relation to everything else. Ms. Macdonald said the hours will be Monday – Thursday, 11:00 a.m. to 11:00 p.m., Friday & Saturday to 11:00 a.m. to 12:00 a.m. and 11:00 a.m.

to 11:00 p.m. She asked the Board if they wanted to add the paragraph for special times if special occasions fall in the middle of the week so that they don't have to come back to the Board. Ms. Macdonald said that in the past the Board has requested other establishments to notify the Board in writing so that they don't have to come before them for another amendment.

Mr. Carabetta addressed the Board for any questions.

Mr. Page said on line the restaurant is listed as Pier 525 and said that he knows it is Nadim's and asked if they will be switching the name to Pier 525.

Nadim Kashouh owner of Nadim's Fish & Grill said currently they are running under the Jaan Corporation, Nadim's Fish & Grill. He said that the web site was done before the actual transfer of the liquor license.

Mr. Kingston said assuming that happens he needs to get a sign permit before the sign goes up. Mr. Kashouh said yes he will.

Mr. Carabetta addressed the audience for any questions. There being none and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (5-0) to close the public hearing. Upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (5-0) to approve the Amendment to the Special Permit for Nadim's Fish & Grill for standard operating hours to include the special occasion to 1:00 a.m. with the extension of the liquor license plus New Year's Eve to 1:00 a.m.

#### Waivers Approved

ATD Cleaning Service Sport Floor, 51 Dawes Street – Home Office

Emporium News Stand, Inc., 448 North Main Street – Magazine & Newspaper Business  
Safe Tech, 37 Harkness Avenue – Computer Repair and Sales

Physical Lifestyles, 15 Benton Drive – Self-defense Programs, Martial Arts  
& Fitness Training

#### Request for Signage – Visual Changes, 100 Shaker Road

Clerk, Tyde Richards read a signage request from Visual Changes, 100 Shaker Road. The Board reviewed the proposed signage for Visual Changes and asked the applicant to tell the Board what they would like to do.

Barbara Sorcinella of Visual Changes said that for them to stay current with their competitors it was time for them to move somewhere more visible. She said that they found a location on Shaker Road what used to be the Post Office. Ms. Sorcinella said that they would like signage on the side up high just like the dentist has. She said if it is not allowed then people won't know where they are until they are in front of the building. Ms. Sorcinella said that their signage is relatively small and for them it is a safety factor

and said that they hired the same sign maker as Dr. Chrzan so that they would correlate in size and design. She said that they don't want a little make shift sign, they want an elegant nice looking sign so that people coming from the rotary can see it in advance and then veer to the left and pull into the narrow parking lot.

Mr. Carabetta asked Ms. Sorcinella if they are just proposing the two signs they have submitted. Ms. Sorcinella said yes. Mr. Carabetta said in looking at them they do meet all the criteria of the by-laws and addressed the Board for any questions.

Mr. Kingston said they meet the sign requirements and he thinks they look good. Mr. Richards said that he has no problem with the signs and is going to vote in favor of them because they conform.

There being no further discussion and upon motion duly made by Ralph Page and seconded by George Kingston, the Board voted unanimously (5-0) to approve one ground sign measuring 3.40 square feet and one building sign measuring 30.42 square feet and conditioned upon the applicant obtaining sign permits from the Building Inspector.

Mr. Carabetta explained to Ms. Sorcinella that the third sign they are requesting conflicts with the by-law. Ms. Sorcinella said that she understands that and asked when the by-law was established. Ms. Macdonald said in 1962.

Mr. Page said that the Zoning Review Committee has completely gone through the entire sign by-law and they did a rewrite. He said that it went to town meeting in October and they are waiting for approval from the Attorney General. Mr. Page said that they have gone through all of them and updated them and for the most part the content is still the same. Ms. Sorcinella asked if the sign can be placed at any door into the building or does it have to be their door. Ms. Macdonald said it has to be their door. Mr. Page said with that being said if they have a secondary sign it can only be 50% of the sign on the front of the building. Ms. Sorcinella said that people will go past their parking lot before they even know they get to Visual Changes. Mr. Page said that a second sign is allowed if it is on a side street. He said if the business is on the corner there can be one sign on each side of the building. He said if you are on a single street you can have one sign on the front of the building unless there is a separate customer entrance on the side. Ms. Sorcinella said what about the safety factor because someone is going to over shoot that parking even before they know that they are at Visual Changes.

Mr. Kingston said that the Board doesn't have the authority to grant waivers from the by-law no matter how good the reason. He said the only possibility would be for the by-law to be changed at town meeting. Mr. Kingston said that the by-law with the restriction of not having a sign on a wall that doesn't have an entrance or isn't facing another street has been in there for decades.

Ms. Sorcinella asked if there is a permit. Mr. Carabetta said not for an illegal sign if that is what she is asking. He said that the Board can't give them what is not allowed in the by-laws.

Mr. Kingston said that they are fully aware of the parking lot situation because the Board spent many hours trying to figure out how they could turn the post office which primarily used the back for trucks into a retail building on a very tight lot. He said that it was a compromise solution, obviously it is not as nice as the place next door and said that unfortunately the Board can't do anything.

Mr. Carabetta said that they can't bend and flex the rules to make it work for everybody. Ms. Macdonald said that the sign by-law was just changed to make it tighter and approved in October.

Ms. Sorcinella asked if they wanted to change the by-law what the procedure would be. Mr. Kingston said that they would need submit a warrant article and get in contact with the Selectmen's Office because the calendar for getting on the warrant is very restrictive. Mr. Page said that petitioned articles deadline is March 15<sup>th</sup>. Mr. Carabetta said that doesn't give them a lot of time and Ms. Macdonald said that they need to watch their language and make sure it is the proper language because the AG's Office has the opportunity to reject even though the town approves it.

#### Request for Waiver of Site Plan Review – Sullivan Paper, 51 Denslow Road

Clerk, Tyde Richards read a request for Waiver of Site Plan Review from Sullivan Paper, 51 Denslow Road to install a solar energy system on the roof of the building.

Present were Joe Sullivan, Sullivan Paper and Jay Allen, EnterSolar.

Mr. Sullivan said their building is used for storage warehousing and because of the size of the building they will be using half of the roof to put the solar panels on. He said that will pretty much take care of a 100% of the building.

Mr. Carabetta addressed the Board for any questions.

Mr. Page said they will be 12 to 15 inches in height and asked if they tilt. Mr. Sullivan said that it will have an angle to it but it they will be a permanently mounted angle.

Mr. Kingston asked if they will have to take down any trees. Mr. Sullivan said that there are one or two trees in the back of the building that they might have to take down.

Upon motion duly made by Alessandro Meccia and seconded by George Kingston, the Board voted unanimously (5-0) to approve the Request for a Waiver of Site Plan for Sullivan Paper, 51 Denslow Road contingent upon the applicant obtaining a building permit from the Building Department.

#### Request for Signage – United Bank, 94 Shaker Road

The Board reviewed the proposed signage for United Bank, 94 Shaker Road.

Upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (5-0) to approve signage as presented with a new logo measuring

30 square feet on the building sign and 9 square feet on the ground sign, conditioned upon the applicant obtaining sign permits from the Building Inspector.

Request for Signage – My Main Squeeze, 48 Shaker Road

The Board reviewed the proposed signage for My Main Squeeze, 48 Shaker Road.

Upon motion duly made by Ralph Page and seconded by George Kingston, the Board voted unanimously (5-0) to approve signage as presented. The sign will be approximately 3' x 7' for a total of 21 square feet and be placed on the building over the front windows conditioned upon the applicant obtaining a sign permit from the Building Inspector.

Request for Signage – Mercy Medical Group, 94-96-98 Shaker Road

The Board reviewed the proposed signage for Mercy Medical Group, 94-96-98 Shaker Road.

Upon motion duly made by George Kingston and seconded by Alessandro Meccia, the Board voted unanimously (5-0) to approve applicant's request to reface the existing signage measuring 4' x 4' for a total of 16 square feet and 10 feet x 3 feet for a total of 30 square feet on the building conditioned upon the applicant obtaining sign permits from the Building Inspector. There will be a total of forty six square feet on all signs.

Miscellaneous

Ms. Macdonald said that she needs to know if the Board is going to recommend the re-grade for the Administrative Assistant position from a grade 6 to a grade 9. She said that other departments have re-graded positions that haven't changed and the request is to be equal with the other departments.

Mr. Page said in reviewing the job position he can't support a three grade jump from grade 6 to grade 9.

Mr. Kingston said that he would not support a significant grade increase and can't support it if the position is not going to get required additional responsibilities.

After further discussion the Board determined that they didn't do what other departments have done. They agreed that the position should be increased to a grade 7. Upon motion duly made Ralph Page and seconded by George Kingston the Board voted unanimously (5-0) to increase the Administrative Assistant position to a grade 7 step 6.

Bay Path Ribbon Cutting

Ms. Macdonald asked the members if they would be attending the Bay Path Ribbon Cutting Ceremony and all but Michael Carabetta would be attending.

DPW regarding sidewalks

Ms. Macdonald asked the Board if they wanted to meet with the DPW regarding sidewalks on a Planning Board meeting night. The Board said that they prefer to meet on the DPW's time at the Service Station.

With no further business and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted 5-0 to adjourn at 7:45 p.m.

For the Board,

Tyde Richards, Clerk